178.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,800 / 775,800
					USE VALUE:	775,800 / 775,800
					ASSESSED:	775,800 / 775,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAN ZHENGHENG &
Owner 2:	WANG KAIXIAN
Owner 3:	
Street 1:	6 VIRGINIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PICARIELLO WILLIAM & JAMES/TRS -
Owner 2:	6 VIRGINIA RD REALTY TRUST -
Street 1:	24 MAPLEHURST RD
Twn/City:	LITTLETON
St/Prov:	MA Cntry:
Postal:	01460

NARRATIVE DESCRIPTION

This parcel contains .242 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 2649 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10540.000	259,800	700	515,300	775,800
Total Card	0.242	259,800	700	515,300	775,800
Total Parcel	0.242	259,800	700	515,300	775,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.91 /Parcel: 292.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120737
GIS Ref:
GIS Ref:
Insp Date: 08/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,800	700	10,540.	515,300	775,800		Year end	12/23/2021
2021	101	FV	250,000	700	10,540.	515,300	766,000		Year End Roll	12/10/2020
2020	101	FV	249,800	700	10,540.	515,300	765,800	765,800	Year End Roll	12/18/2019
2019	101	FV	212,700	800	10,540.	515,300	728,800	728,800	Year End Roll	1/3/2019
2018	101	FV	210,900	800	10,540.	434,400	646,100	646,100	Year End Roll	12/20/2017
2017	101	FV	210,900	800	10,540.	397,500	609,200	609,200	Year End Roll	1/3/2017
2016	101	FV	210,900	800	10,540.	338,700	550,400	550,400	Year End	1/4/2016
2015	101	FV	209,900	800	10,540.	294,500	505,200	505,200	Year End Roll	12/11/2014

!14001!

PRINT

Date	Time
12/30/21	18:08:56

LAST REV

Date	Time
09/13/18	11:47:43
apro	

USER DEFINED

Prior Id # 1:	120737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14001

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PICARIELLO WILL	59916-126		9/4/2012		478,500	No	No		
PICARIELLO JEAN	56771-325		4/25/2011	Convenience	1	No	No		
	9188-335		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2012	1648	Manual	1,063	C				
9/5/2012	1116	Manual	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Inspected	CC	Chris C
7/11/2018	MEAS&NOTICE	CC	Chris C
4/11/2013	Info Fm Prmt	MM	Mary M
4/10/2013	Info Fm Prmt	EMK	Ellen K
11/12/2008	Meas/Inspect	345	PATRIOT
3/3/2000	Inspected	270	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
7/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10540		Sq. Ft.	Site		0	70.	0.70	7									515,339						515,300	

Total AC/HA:	0.24197	Total SF/SM:	10540	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	515,339	Spl Credit		Total:	515,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK & BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02165782
Adj $ / SQ:	137.924
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376520
Depreciation:	116721
Depreciated Total:	259799

COMMENTS

OTH FIX=SINK/BMT;.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

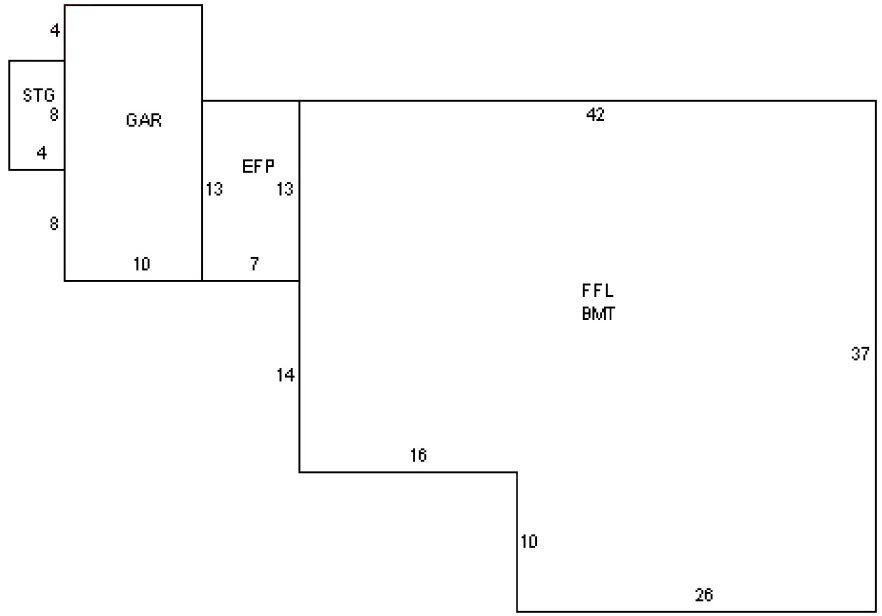
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.92
Special Features:	0	Val/Su Net:	83.51
Final Total:	259800	Val/Su SzAd	186.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,394	65.580	91,422
FFL	First Floor	1,394	137.920	192,266
GAR	Garage	200	28.100	5,619
EFP	Enclos Porch	91	58.380	5,313
STG	Storage	32	12.520	400

Net Sketched Area:	3,111			Total:	295,020
Size Ad	1394	Gross Area	3111	FinArea	2649

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x25	G	AV	1970	4.69	T	39.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700